

CODE ENFORCEMENT BOARD
1st FLOOR COMMISSION CHAMBER
FORT LAUDERDALE CITY HALL
100 NORTH ANDREWS AVENUE
JULY 26, 2016
9:00 A.M.

<u>Board Members</u>	<u>Attendance</u>	Cumulative attendance 2/2016 through 1/2017	
		<u>Present</u>	<u>Absent</u>
Patrick McGee, Chair	P	6	0
Mark Booth, Vice Chair	P	2	0
Joan Hinton	P	6	0
Lakhi Mohnani [until 12:40]	P	6	0
Peter Cooper	A	1	1

Alternates:

Michael Madfis	P	4	2
Joshua Miron	A	0	6
Robert Smith	P	5	1

Staff Present

Bruce Jolly, Board Attorney
Rhonda Hasan, Assistant City Attorney
Yvette Ketor, Clerk III
Yvette Cross-Spencer, Clerk III
Porshia Goldwire, Clerk, Code Enforcement Board
Tasha Williams, Administrative Aide
Dorian Koloian, Clerk III
Alejandro DelRio, Building Inspector
Jose Abin, Building Inspector
Robert Masula, Building Inspector
George Oliva, Chief Building Inspector
Michael Sanguinetti, Clerk III
Jamie Opporlee, Prototype Inc., Recording Secretary

Communication to the City Commission

None

Respondents and Witnesses

CE14040754: Scott Marcus, attorney
CE15030470: Mark DeOreo, architect; Kevin Hinds, owner
CE16021507: Sandra Rice, property manager
CE15011800: Courtney Crush, attorney

CE14080903: Andree Greene, property manager
CE14031507; CE15092395; CE15061198; CE15102342; CE15102466: Eric Martinez, contractor
CE15102378: Dennis Lopez, owner
CE15120410: Michael Dicondina, manager
CE15121837: Sharon Anderson Patrick, representative; Jason Noel, representative
CE16011026: Kyle Conroy, owner
CE15120733: G. Vann Padgett, representative; Michael Weymouth, company president
CE15071162: Latrice Bing, owner
CE15101220: Yosling Maldonado, owner
CE15070786: Avner Hour, owner's representative
CE15010557: Shmuel Casper, owner
CE13100827: Brandon Antwon, owner's son; Donald Scott, owner
CE14051440: Vanel Alladin, owner
CE15100769: Justin Falla, owner
CE16021331: Richard Fernandez, attorney; Gayle Leveque, owner
CE16011467: Darran Blake, owner
CE16050190: Denis Rudney, general manager; Courtney Crush, attorney
CE16032002: Thomas Reich, owner
CE13080252: George Costanzo, representative; Nick Caporella, contractor
CE15102509: George Costanzo, representative
CE15042161: Dorothy Irvin, owner
CE15082171: Alphonsine Verneus, owner; Patricia Gaston, owner's daughter
CE14121723: Morris Shulmister, attorney
CE16051233: Elena Bondarenko, attorney
CE16021515: Ronald Malec, company president
CE15101770: Nectaria Chakas, attorney
CE14120163: Muez Soua, owner
CE16070029: Darrin Gursky, attorney
CE16040945: Joad Almeida, owner
CE16051659: James Palencar, owner
CE16030015; CE16061714: Ira Epstein, owner; Kenneth Minerley, attorney; Hugh Haines, contractor
CE16040122: Stuart Yanofsky, owner
CE16032371: Patrick Jandebour, owner
CE16032303: Carolina Ruiz, representative; Charles Serabian, representative
CE16030350: Jeanette Washington, owner
CE16020021: Rick Gardella, owner

The meeting was called to order at 9:00 a.m.

Individuals wishing to speak on any of the cases on today's agenda were sworn in.

Case: CE15071162

1034 NW 11 CT
BING, LATRICE E

This case was first heard on 11/24/15 to comply by 1/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$4,350.

Jose Abin, Building Inspector, reported the permits had passed final inspection and all that was needed was a Certificate of Occupancy. He recommended a 63-day extension.

Motion made by Mr. Mohnani, seconded by Mr. Madfis, to grant a 63-day extension to 9/27/16, during which time no fines would accrue and to abate the accrued fines. In a voice vote, **Motion** passed 6-0.

Robert Masula, Building Inspector, announced the Department of Sustainable Development had initiated a phone line - 954-828-6500 - for Code Enforcement complaints related to unlicensed activity.

Case: CE14040754

91 COMPASS LA
BRESLOW, JULIAN MARIE
NEW OWNER: L91 BC PROPERTIES LLC

This case was first heard on 7/28/15 to comply by 8/25/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the seawall permit application was in plan review and recommended a 91-day extension.

Motion made by Ms. Hinton, seconded by Mr. Mohnani, to grant a 91-day extension to 10/25/16, during which time no fines would accrue. In a voice vote, **Motion** passed 6-0.

Case: CE13080252

2500 E COMMERCIAL BLVD
ALTO PROPERTY MANAGEMENT LLC

This case was first heard on 1/26/16 to comply by 2/23/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been no permit activity. He had met with a contractor hired by the tenant, who planned to submit drawings this week.

Nick Caporella, contractor, said he now had drawings, they had received approval from environmental and he was ready to present the plans to the City. He believed permits would be issued quickly and requested 60 days.

Chair McGee reminded everyone that they should communicate with the Building Department.

Motion made by Mr. Mohnani, seconded by Mr. Madfis, to grant a 63-day extension to 9/27/16, during which time no fines would accrue. In a voice vote, **Motion** passed 6-0.

Case: CE15102509

2500 E COMMERCIAL BLVD
ALTO PROPERTY MANAGEMENT LLC

This case was first heard on 1/26/16 to comply by 2/23/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit and sub permits had failed review and were pending pickup for corrections. He recommended a 28-day extension.

Motion made by Ms. Hinton, seconded by Mr. Mohnani, to grant a 28-day extension to 8/23/16, during which time no fines would accrue. In a voice vote, **Motion** passed 6-0.

Case: CE16011026

1009 NE 17 CT
CONROY, KYLE

This case was first heard on 2/23/16 to comply by 3/22/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit and sub permits had been picked up for corrections and recommended a 63-day extension.

Motion made by Mr. Madfis, seconded by Ms. Hinton, to grant a 63-day extension to 9/27/16, during which time no fines would accrue. In a voice vote, **Motion** passed 6-0.

Case: CE15061198

1616 SE 2 CT
FINN, ZACHARY

This case was first heard on 10/27/15 to comply by 1/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported the paver permit had been issued and recommended a 182-day extension.

Staff informed Eric Martinez, contractor, that no fines had accrued as yet.

Motion made by Ms. Hinton, seconded by Mr. Mohnani, to grant a 182-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, **Motion** passed 6-0.

Case: CE15102466

2871 NW 18 CT
PETUDO LLC
ARRITITI TR

Service was via posting at the property on 7/18/16 and at City Hall on 7/14/16.

Jose Abin, Building Inspector, testified to the following violations:

FBC(2014) 105.1

WORKING WITHOUT PERMITS, AS:

1. INTERIOR RENOVATIONS IN PROGRESS.
2. THE REAR FLATROOF DECK IS BEING REDONE WITHOUT PERMITS.
3. THE DWELLING WAS REROOF WITH A PERMIT 07010493 THAT WAS LEFT TO EXPIRE AND TODAY IS WORK WITHOUT PERMITS.
4. TWO OPENING WERE CUT ON THE GARAGE WALL AND TWO WINDOWS WERE PLACED ON IT.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Abin presented photos of the property and the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Eric Martinez, contractor, agreed to comply within 63 days. He said he had permit applications and drawings ready to submit.

Motion made by Mr. Madfis, seconded by Mr. Mohnani, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 9/27/16, or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, **Motion** passed 6-0.

Case: CE15011800

229 S FTL BEACH BLVD
EL-AD FL BEACH CR LLC

This case was first heard on 7/28/15 to comply by 10/27/15. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$1,620.

Robert Masula, Building Inspector, reported the permit application had been picked up for corrections on 5/25/16 and not been resubmitted. He did not recommend any further extensions.

Courtney Crush, attorney, explained that they originally believed the awning was entirely on private property but an updated survey had shown that the replacement awning actually extended into public property. She said they were seeking a solution and requested a 28-day extension.

Motion made by Mr. Mohnani, seconded by Mr. Madfis, to grant a 63-day extension to 9/27/16, during which time no fines would accrue. In a voice vote, **Motion** passed 6-0.

Motion made by Mr. Mohnani, seconded by Mr. Madfis, to abate the accrued fines. In a voice vote, **Motion** passed 6-0.

Case: CE16050190

2100 S OCEAN LN
POINT OF AMERICA CONDO COMMON AREA

This case was first heard on 5/26/16 to comply by 7/26/16. Violations were as noted in the agenda. The property was not in compliance.

Mr. Mohnani disclosed that he owned a condo in this complex. Mr. Jolly stated this did not present a conflict.

Robert Masula, Building Inspector, reported the permit application had failed his after-the-fact review. He said a mechanical engineer was in the process of preparing drawings.

Denis Rudney, general manager, confirmed that an engineer was creating as-built drawings and they had lined up all of the contractors. He requested a 60-day extension.

Courtney Crush, attorney, said they were working with Inspector Masula. She stated the contractor who had done the work was licensed but he had not pulled permits.

Motion made by Mr. Madfis, seconded by Mr. Mohnani, to grant a 63-day extension to 9/27/16, during which time no fines would accrue. In a voice vote, **Motion** passed 5-1 with Ms. Hinton opposed.

Case: CE16021331

1881 MIDDLE RIVER DR # 502
LEVEQUE, GAYLE
LEVEQUE, PATRICK

This case was first heard on 3/22/16 to comply by 5/24/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit and sub permits had been issued and recommended a 182-day extension.

Richard Fernandez, attorney, said his client's primary language was not English and he had been given bad advice. Mr. Fernandez said the Order already recorded in this case was a cloud on the title and was interfering with his clients' ability to sell another property they owned in Wilton Manors.

Mr. Jolly stated the CEB could not provide the relief Mr. Fernandez requested but the City should be able to help.

Ms. Hasan stated there was a Partial Release of Lien available that should resolve the issue if the property was eligible, and it seemed that this property was. Mr. Fernandez stated Ms. Hasan's paralegal had advised him that this was not a lien because it was not a judgement. Mr. Mohnani stated this was correct and he had experienced the same problem: Recording the Order put a cloud on the title.

Inspector Masula explained that the permits had been issued and as soon as the work was inspected and closed, the issue would be resolved. He informed the Board that this condo owner had been apprised of the rules for remodeling by the condo board but had ignored them and the condo board was extremely concerned that the condo had been completely remodeled. Inspector Masula added that he had met with the owner, and his English was great.

Mr. Smith suggested finding that the violations were in compliance now, based on issuance of the permit. If the permit was not inspected, a new citation could be issued.

Motion made by Mr. Madfis, seconded by Mr. Booth, to grant a 182-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, **Motion** passed 5-1 with Mr. Mohnani opposed.

Case: CE15102342

1761 NW 26 TER
AVIMAR TR
MARAVI LLC TRUSTEE

This case was first heard on 3/22/16 to comply by 4/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Chief Building Inspector, reported the permits had been issued and failed final inspection. He recommended a 91-day extension.

Eric Martinez, contractor, agreed.

Motion made by Ms. Hinton, seconded by Mr. Madfis, to grant a 91-day extension to 10/25/16, during which time no fines would accrue. In a voice vote, **Motion** passed 6-0.

Case: CE15102497

1213 NW 14 ST
MOONEY, CHRISTINA

This case was first heard on 3/22/16 to comply by 5/24/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Chief Building Inspector, reported the fence permit was ready to be issued and recommended a 63-day extension.

Motion made by Mr. Smith, seconded by Ms. Hinton, to grant a 63-day extension to 9/27/16, during which time no fines would accrue. In a voice vote, **Motion** passed 6-0.

Case: CE14031507

416 SW 11 CT
REYNOLDS, STUART L

This case was first heard on 1/27/15 to comply by 3/24/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the permit applications had been approved and the permit fees paid. He recommended a 63-day extension.

Eric Martinez, contractor, agreed.

Motion made by Ms. Hinton, seconded by Mr. Madfis, to grant a 63-day extension to 9/27/16, during which time no fines would accrue. In a voice vote, **Motion** passed 6-0.

Case: CE16021507

215 NE 16 AVE

VICTORIA PALMS CONDO ASSN INC.

This case was first heard on 5/26/16 to comply by 7/26/16. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the fence permit had been issued and recommended a 182-day extension.

Motion made by Ms. Hinton, seconded by Mr. Booth, to grant a 182-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, **Motion** passed 6-0.

Case: CE16021515

2961 SW 19 AVE

KEYSTONE HALLS INC.

This case was first heard on 5/26/16 to comply by 7/26/16. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the permit applications had been submitted and failed plan review and a separate engineering permit was required. He recommended a 28-day extension.

Ronald Malec, president of Keystone Halls, stated they had decided to tear down the building rather than repair it. He described steps they had taken to apply for the permit and were still taking regarding the engineering permit. He requested 60 days.

Motion made by Mr. Madfis, seconded by Ms. Hinton, to grant a 63-day extension to 9/27/16, during which time no fines would accrue. In a voice vote, **Motion** passed 6-0.

Case: CE14120163

5920 NE 21 RD

SQUA, MOUEZ

This case was first heard on 10/27/15 to comply by 11/24/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported permits had been issued and recommended a 119-day extension.

Motion made by Ms. Hinton, seconded by Mr. Madfis, to grant a 119-day extension to 11/22/16, during which time no fines would accrue. In a voice vote, **Motion** passed 6-0.

Case: CE15101770

3001 N OCEAN BLVD
GUMMAKONDA PROPERTIES INC.

Service was via posting at the property on 7/15/16 and at City Hall on 7/14/16.

Robert Masula, Building Inspector, testified to the following violations:

FBC(2014) 105.1

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. THE PROPERTY IS BEING USED AS A COMMERCIAL/PAY FOR PUBLIC PARKING LOT WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2014) 110.6

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

Inspector Masula reported the case was begun pursuant to a complaint. He presented photos of the property and the case file into evidence and recommended ordering compliance within 28 days or a fine of \$100 per day, per violation.

Nectaria Chakas, attorney, said this was an allowable use in this zoning district and her client had not been aware that a permit was required to conduct a parking business on the site. She stated they intended to demolish the structure and go through DRC to redevelop the site. She requested 91 days.

Inspector Masula agreed that the process to change the use and redevelop was lengthy.

Motion made by Ms. Hinton, seconded by Mr. Madfis, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 119 days, by 11/22/16, or a fine of \$25 per day would begin to accrue and to record the order. In a voice vote, **Motion** passed 5-1 with Mr. Mohnani opposed.

Case: CE15042161

2505 NW 20 ST

IRVIN, DOROTHY H

This case was first heard on 9/22/15 to comply by 3/22/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the permits were still open and recommended a 91-day extension.

Dorothy Irvin, owner, said her contractors were trying to get all inspections completed in four months.

Motion made by Ms. Hinton, seconded by Mr. Booth, to grant a 119-day extension to 11/22/16, during which time no fines would accrue. In a voice vote, **Motion** passed 6-0.

Case: CE15030470

201 NE 16 AV
HINDS, KEVIN &
LAYNE, PAUL J

This case was first heard on 10/27/15 to comply by 11/24/15. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin on 7/27/16 and would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported there had been no recent permit activity.

Mark DeOreo, architect, said Mr. Hines had retained him to create drawings for the permit application. He stated the work already done was not an immediate hazard and requested an extension.

Kevin Hinds, owner, requested 91 days. He said Mr. DeOreo was the third professional he had hired. He reminded the Board that his first architect had passed away.

Chair McGee asked Mr. DeOreo if 28 days would be reasonable to communicate all of his client's intentions. Ms. Hasan recommended a 28-day extension to see plans submitted.

Motion made by Ms. Hinton, seconded by Mr. Madfis, to grant a 28-day extension to 8/23/16, during which time no fines would accrue. In a voice vote, **Motion** passed 5-1 with Mr. Mohnani opposed.

Case: CE14121723

2879 NE 28 ST
NOLAN, GERALD N

This case was first heard on 3/24/15 to comply by 5/26/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported all permits had been issued and recommended a 182-day extension.

Morris Shulmister, attorney, said they only needed 63 days.

Motion made by Mr. Madfis, seconded by Ms. Hinton, to grant a 63-day extension to 9/27/16, during which time no fines would accrue. In a voice vote, **Motion** passed 6-0.

Case: CE15082171

2841 SW 9 ST
VERNEUS, ALPHONSINE H/E
GASTON, IBRAM

This case was first heard on 10/27/15 to comply by 2/23/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported there were outstanding fees for permits and there had been no application for the mechanical permit. He recommended a 63-day extension.

Patricia Gaston, the owner's daughter, said they were seeking more funds from an insurance settlement to cover the permit fees.

Motion made by Mr. Mohnani, seconded by Ms. Hinton, to grant a 119-day extension to 11/22/16, during which time no fines would accrue. In a voice vote, **Motion** passed 6-0.

Case: CE13100827

1609 NW 11 ST
SCOTT, DONALD

This case was first heard on 11/26/13 to comply by 1/28/14. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$3,400 fine, which would continue to accrue until the property was in compliance.

George Oliva, Chief Building Inspector, reported the permits had been renewed and recommended a 91-day extension and abating the existing fines.

Donald Scott, owner, agreed.

Motion made by Mr. Mohnani, seconded by Ms. Hinton, to grant a 91-day extension to

10/25/16, during which time no fines would accrue and to abate the accrued fines. In a voice vote, **Motion** passed 6-0.

Case: CE15102378

680 TENNIS CLUB DR # 301
LOPEZ, DENNIS R
LOPEZ, DENNIS A

This case was first heard on 3/22/16 to comply by 5/24/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Chief Building Inspector, reported three permits had been allowed to expire and two applications had been voided. He did not recommend an extension.

Dennis Lopez, owner, said he was making progress and requested additional time. He stated he had applied to renew the permits the previous day.

Motion made by Ms. Hinton, seconded by Mr. Booth, to grant a 28-day extension to 8/23/16, during which time no fines would accrue. In a voice vote, **Motion** passed 6-0.

Case: CE15101220

1230 NW 7 AV
GALA INVESTMENTS GROUP LLC

This case was first heard on 1/26/16 to comply by 4/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master and sub-permits were pending to be issued and the owner had requested 63 days.

Motion made by Mr. Madfis, seconded by Mr. Booth, to grant a 63-day extension to 9/27/16, during which time no fines would accrue. In a voice vote, **Motion** passed 6-0.

Case: CE15121837

828 NW 14 WY
LAZCO HOLDING GROUP

This case was first heard on 4/26/16 to comply by 6/28/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported there had been no progress and he did not recommend an extension.

Sharon Anderson Patrick, representative, said at the previous hearing, the owner had been told by an inspector to board up the property and she had done so. Jason Noel, representative, confirmed that an inspector had informed the owner that boarding the property would stop the fines for performing work without permits. Chair McGee did not believe that an inspector had indicated that and Mr. Noel recalled that this had happened at a Special Magistrate hearing, not Code Enforcement. Mr. Madfis said boarding the property could temporarily address the problem, but a permit was needed for the boarding. Ms. Hasan said the board-up would not address the unpermitted re-roofing. She added that the property owner was a corporate entity that had been administratively dissolved for six years and Mr. Noel had been the sole officer and director of that corporation. Because the corporation was dissolved, there was no legal entity to apply for permits.

Mr. Noel said he would meet with Inspector Abin to determine what must be done to comply.

Motion made by Mr. Mohnani, seconded by Mr. Booth, to grant a 91-day extension to 10/25/16, during which time no fines would accrue. In a voice vote, **Motion** passed 5-1 with Ms. Hinton opposed.

Case: CE15100769

1700 SE 15 ST # PH401

FALLA, JUSTIN B

This case was first heard on 11/24/15 to comply by 1/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported all permits were active and recommended a 182-day extension.

Motion made by Mr. Madfis, seconded by Ms. Hinton, to grant a 182-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, **Motion** passed 6-0.

Case: CE14080903

320 DELAWARE AVE

KOHUTH, RUSSELL THOMAS EST

% LLOYD H FALK

NEW OWNER: 320 DELAWARE AVENUE INC.

This case was first heard on 1/27/15 to comply by 3/24/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Chief Building Inspector, reported there had been very little progress and the permits would expire next month.

Andree Greene, property manager, stated the electrical was completed and the plumbing was in progress. She said work was ongoing and she anticipated the interior plumbing would be completed within three weeks. The main plumbing drain line from the house to the street was broken. Inspector Oliva stated the owner must call for inspections to prevent the permit expiring. Ms. Greene stated the electrical had also passed final inspection but she had no proof of this. Inspector Oliva said the owner must present a letter from a professional designer for the Building Official to approve in order to call for inspections.

Motion made by Ms. Hinton, seconded by Mr. Madfis, to grant a 28-day extension to 8/23/16, during which time no fines would accrue. In a voice vote, **Motion** passed 6-0.

Case: CE15120410

824 NE 20 AV

HG MIDDLE RIVER INVESTMENTS LLC

This case was first heard on 4/26/16 to comply by 5/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the mechanical and electrical sub sub-permits were active; the fence permit was closed and the paving permit application was pending corrections. He recommended a 63-day extension.

Motion made by Ms. Hinton, seconded by Mr. Booth, to grant a 63-day extension to 9/27/16, during which time no fines would accrue. In a voice vote, **Motion** passed 6-0.

Case: CE16032002

2349 SW 34 TER

UNITED PROPERTIES OF S FL LLC

Service was via posting at the property on 7/18/16 and at City Hall on 7/14/16.

Jose Abin, Building Inspector, testified to the following violations:

FBC(2014) 105.3.1.4.11

THE FOLLOWING DESCRIBED WORK REQUIRES A MECHANICAL PERMIT AND INSPECTIONS:

1. NEW INSTALLATION OF MECHANICAL AC SYSTEM.
2. INSTALLATION OF DUCT WORK.
3. INSTALLATION OF EXHAUST FANS IN BATH AREAS.

FBC(2014) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND

CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. THE EXISTING WALL AND CEILING COVERING WAS REMOVED FROM THE INTERIOR OF THE KITCHEN, BATHROOMS, DINING AREA AND LIVING AREA.
2. THE CARPORT HAS BEEN CONVERTED TO LIVING SPACE.
3. THE FRONT PORCH HAS BEEN EXTENDED AT THE ENTRANCE.
4. STRUCTURAL BLOCK WALL CONSTRUCTED WITH NO TIE BEAM OR BOND BEAM REQUIRING ENGINEERING.
5. INSTALLATION OF SOLAR PANEL ON EXTERIOR OF STRUCTURE.
6. WALL COVERING FOR TILED WET AREAS IN BATHROOM AND KITCHENS.
7. INTERIOR PARTITIONS CONSTRUCTED.
8. SOFFIT CONSTRUCTED FOR NEW DUCT WORK.

FBC(2014) 105.3.1.4.4

THE FOLLOWING DESCRIBED WORK REQUIRES A PLUMBING PERMIT AND INSPECTIONS:

1. INSTALLATION OF WATER HEATER.
2. REMOVAL AND INSTALLATION NEW PLUMBING FIXTURES IN KITCHEN AND BATHROOMS INCLUDING BUT NOT LIMITED TO SINKS, FAUCETS, TOILETS, BATHTUBS.
3. PLUMBING WASTE LINES.
4. WATER SUPPLY LINES.
5. 3 INCH SANITARY LINE RUN BELOW THE SLAB FROM BATH TO THE UNPERMITTED CARPORT ENCLOSURE.
6. WATER HEATER.
7. SUPPLY AND RETURN LINES FOR SOLAR PANELS.

FBC(2014) 105.3.1.4.5

THE FOLLOWING DESCRIBED WORK REQUIRES AN ELECTRICAL PERMIT AND INSPECTIONS:

1. NEW ELECTRICAL SERVICE.
2. REWIRING AND INSTALLATION OF NEW CIRCUITS THROUGHOUT THE ENTIRE STRUCTURE.
2. WEATHER HEAD UNDER ROOF SOFFIT NOT PER NEC 230.24.
3. WIRING FOR NEW ELECTRICAL FIXTURE INSTALLATIONS.
4. WIRING OF INSTALLATION OF NEW SWITCHES.
5. WIRING FOR NEW RECEPTACLE INSTALLATIONS.
6. WIRING FOR NEW WATER HEATER.

- 7. BREAKER PANEL INSTALLATION WITH ALL WIRING CIRCUITS
- 8. RECESSED LIGHT INSTALLATION.

OUTLETS: REPLACEMENT OF RECEPTACLES SHALL COMPLY WITH 406.4 (D)(1) THRU (D)(6)

GFI'S REQUIRED AS PER NEC 108.8

OUTLET SPACING AS REQUIRED UNDER NEC 210.52

R314.3.1 ALTERATIONS, REPAIRS AND ADDITIONS:

WHEN ALTERATIONS, REPAIRS OR ADDITIONS REQUIRING A PERMIT OCCUR, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH SMOKE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS.

FBC(2014) 105.3.1.5

SUBMIT TWO SETS OF DRAWINGS OR PLANS FROM A QUALIFIED LICENSED DESIGN PROFESSIONAL ADDRESSING ALL THE SCOPES OF WORK FOR ALL STRUCTURAL MODIFICATIONS AND ALTERATIONS TO THE BUILDING STRUCTURE AND BUILDING SYSTEMS, EXTERIOR AND INTERIOR. DOCUMENTS FROM DESIGN PROFESSIONAL REQUIRE ORIGINAL COPIES, SIGNED AND SEALED BY DESIGN PROFESSIONAL.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

FBC(2014) 115.1

A STOP WORK WAS ISSUED.

STOP WORK ORDER ISSUED SINCE WORK IS ONGOING WITHOUT THE REQUIRED PERMITS. VIOLATION OF STOP WORK ORDER IS SUBJECT TO THE MAXIMUM PENALTIES AS OUTLINED UNDER THIS SECTION OF THE FLORIDA BUILDING CODE.

Inspector Abin presented photos of the property and the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Motion made by Mr. Madfis, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 9/27/16, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, **Motion** passed 6-0.

Case: CE15010557
1521 NW 8 AVE
1519 NW 8 AVE LLC

This case was first heard on 3/22/16 to comply by 5/24/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the mechanical permit for the north unit had been issued in May but no inspections had been called in and the mechanical permit application for the unit on the south side had not been submitted. Plumbing permits had been issued in March but no inspections had been called in. The exterior wall repair permit application had not been submitted. He recommended a 63-day extension.

Shmuel Casper, owner, said he was having problems with his air conditioner company. The first contractor had refused to address the issue at the second unit. Replacing the unit with the same as the original was contrary to code now, but he said no one had a clear suggestion that would not cost him \$10,000 for each unit.

Chair McGee advised Mr. Casper to speak with Inspector Abin to address his questions. Ms. Casper stated representatives from his air conditioner companies had tried to communicate with plan reviewers but their inquiries had not been answered.

Motion made by Mr. Mohnani to grant a 91-day extension. **Motion** died for lack of a second.

Motion made by Ms. Hinton, seconded by Mr. Booth, to grant a 63-day extension to 9/27/16, during which time no fines would accrue. In a voice vote, **Motion** passed 6-0.

Case: CE16030015
1400 NE 56 ST
THE ISLES AT CORAL RIDGE CONDO ASSN

This case was first heard on 5/26/16 to comply by 7/26/16. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been progress and recommended a 63-day extension.

Kenneth Minerley, attorney, agreed to the extension. He explained it had taken almost two months for the first review of their plans to be completed and he requested 93 days. Inspector Masula stated the first time the applications were submitted, they had not included drawings from a design professional. The second submittal included plans and failed plan review. Inspector Masula believed corrections could be made within 63 days and if progress was shown, he would support a future extension request.

Motion made by Mr. Mohnani, seconded by Mr. Smith, to grant a 91-day extension to 10/25/16, during which time no fines would accrue. In a voice vote, **Motion** passed 6-0.

Ira Epstein, owner, argued there were no life safety issues. He said the water tanks had been producing rusty water and the plumber had not pulled a permit.

Case: CE16061714
1400 NE 56 ST # 209
DIXIE REALTY LLC

Service was via posting at the property on 7/15/16 and at City Hall on 7/14/16.

Robert Masula, Building Inspector, testified to the following violations:
FBC(2014) 105.1

THIS PROPERTY/CONDO UNIT HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. ALTERATIONS MADE TO THE KITCHEN AND BATHROOM BEING FULLY REMODELED INCLUDING FRAMING AND DRYWALL WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.4

THIS PROPERTY/CONDO UNIT HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. PLUMBING ALTERATIONS MADE TO THE KITCHEN AND BATHROOM WITHOUT THE REQUIRED PLUMBING PERMIT AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.5

THIS PROPERTY/CONDO UNIT HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. ELECTRICAL ALTERATIONS MADE TO THE KITCHEN AND BATHROOM WITHOUT THE REQUIRED ELECTRICAL PERMIT AND/OR INSPECTIONS.

FBC(2014) 109.3.3

THE PROPERTY/CONDO UNIT OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT WILL APPLY.

FBC(2014) 110.6

SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

Inspector Masula presented photos of the property and the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Kenneth Minerley, attorney, said the contractor was ready to submit permit applications.

Hugh Haines, contractor, said it would be difficult to get a permit within 28 days.

Mr. Mohnani argued that they must give a respondent a reasonable period of time to comply. Mr. Haines said he could submit permit applications this week if he could use the original plans. Mr. Minerley requested 63 days,

Motion made by Mr. Madfis, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 9/27/16, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, **Motion** passed 5-1 with Mr. Mohnani opposed.

Case: CE16051233

2900 BANYAN ST
LEISURE BEACH SOUTH INC.

Service was via posting at the property on 7/15/16 and at City Hall on 7/14/16.

Robert Masula, Building Inspector, testified to the following violations:

FBC(2014) 105.1

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. ALTERATIONS MADE SUCH AS EXTERIOR DOORS REPLACED, WORK PERFORMED WHERE FIRE WALL PENETRATIONS ARE REQUIRED TO BE PROPERLY SEALED. THIS WORK WAS PERFORMED WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.4

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. PLUMBING ALTERATIONS MADE WITHOUT THE REQUIRED PLUMBING PERMIT AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.5

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. ELECTRICAL ALTERATIONS MADE WITHOUT THE REQUIRED ELECTRICAL PERMIT AND/OR INSPECTIONS.

FBC(2014) 107.1.1

BECAUSE OF THE COMPLEXITY OF THE UNPERMITTED WORK

BEING DONE, SEVERITY, LIFE SAFETY ISSUES AND POTENTIAL LIABILITY TO THE SURROUNDING PROPERTIES AND COMMUNITY PROFESSIONAL DRAWINGS PREPARED BY AN ARCHITECT OR ENGINEER WILL BE REQUIRED TO ADDRESS EACH VIOLATION AND THE PROPER METHOD TO WHICH THE VIOLATIONS ARE TO BE CORRECTED.

FBC(2014) 109.3.3

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT WILL APPLY.

FBC(2014) 110.6

SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

Inspector Masula said the case was begun pursuant to a complaint. He presented photos of the property and the case file into evidence and recommended ordering compliance within 28 days or a fine of \$100 per day, per violation.

Elena Bondarenko, attorney, said they had hired an engineer, who had already prepared preliminary drawings for the pumps. She requested 63 days to show progress.

Motion made by Mr. Madfis, seconded by Mr. Booth, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 8/23/16, or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, **Motion** passed 5-1 with Mr. Mohnani opposed.

Case: CE16032303

2645 E OAKLAND PARK BLVD
SERABIAN, CHARLES B

Certified mail addressed to the owner was accepted on 7/16/16.

Jose Abin, Building Inspector, testified to the following violations:

FBC(2010) 111.1.1

THE USE AND THE OCCUPANCY OF THIS DWELLING HAS BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION ENTERTAINMENT AND GAMES WITHOUT OBTAINING THE REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.

FBC(2014) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION

WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. INTERIOR ALTERATIONS OF WALLS AND PARTITIONS.
2. INSTALLATION AND REMOVAL OF INTERIOR DOORS.
3. INSTALLATION OF SIGN ON EXTERIOR OF BUILDING.

FBC(2014) 105.3.1.4.11

THE FOLLOWING DESCRIBED WORK REQUIRES A MECHANICAL PERMIT AND INSPECTIONS:

1. 3 SPLIT AC SYSTEMS INSTALLED.
2. DUCT WORK HAS BEEN INSTALLED.
3. MECHANICAL EXHAUST SYSTEMS HAVE BEEN INSTALLED.
4. THERMOSTATS HAVE BEEN INSTALLED.

FBC(2014) 105.3.1.4.4

THE FOLLOWING DESCRIBED WORK REQUIRES A PLUMBING PERMIT AND INSPECTIONS:

1. BATHROOM FIXTURES, TOILETS, SINK AND FAUCETS HAVE BEEN REPLACED.
2. WATER LINES HAVE BEEN INSTALLED.

FBC(2014) 105.3.1.4.5

THE FOLLOWING DESCRIBED WORK REQUIRES AN ELECTRICAL PERMIT AND INSPECTIONS:

1. ELECTRICAL FIXTURES HAVE BEEN INSTALLED AND REPLACED.
2. NEW CIRCUITS AND CONDUIT HAVE BEEN INSTALLED.
3. OUTLETS AND SWITCHES HAVE BEEN REPLACED.
4. SECURITY CAMERAS HAVE BEEN INSTALLED.
5. SECURITY ALARM SYSTEM HAVE BEEN INSTALLED.
6. TIMERS HAVE BEEN INSTALLED.

FBC(2014) 105.3.1.5

SUBMIT TWO SETS OF DRAWINGS/PLANS FROM A QUALIFIED LICENSED DESIGN PROFESSIONAL ADDRESSING ALL THE SCOPES OF WORK FOR ALL STRUCTURAL MODIFICATIONS AND ALTERATIONS TO THE BUILDING STRUCTURE AND BUILDING SYSTEMS, EXTERIOR AND INTERIOR. FOR BUILDOUTS THAT ARE TO REMAIN INCLUDE "AS BUILT" IN DRAWING AND PLAN SUBMISSION IDENTIFYING SUCH BUILDOUTS.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

FBC(2014) 1029.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. THERE ARE ROOMS IN THE BUILDING THAT DO NOT HAVE DIRECT ROUTE TO THE EXIT ACCESS WAY.

Inspector Abin presented photos of the property and the case file into evidence and recommended ordering compliance within 91 days or a fine of \$100 per day, per violation.

Caroline Ruiz, representative, said they were unaware of the situation when they purchased the property in 2010. She said the new tenant had applied for permits in April but they were "still waiting for the City."

Ms. Hasan stated Inspector Abin indicated the building was being used and she was concerned about the lack of proper exiting. She noted the application had failed all plan reviews. Inspector Abin explained this was an escape challenge game where participants must figure out how to exit a room.

Ms. Ruiz informed the Board that the tenant had hired a design professional. Mr. Madfis said people in the building were not familiar with the building; they only recognized the way they came in as the exit.

Chair McGee stated participants were locked in a room in this game. Charles Serabian, the owner's assistant, said no one was actually locked in a room. Chair McGee stated egress from a building was very important for safety. In a short period of time, the Board wanted to be sure progress was being made.

Inspector Oliva informed the Board that the complaint was filed by the Fire Marshal. Inspector Abin inspected and issued a Stop Work Order at this location and another location that was operational had been shut down. He believed the business would be removed and noted the premises should also have fire sprinklers.

Inspector Abin stated all permit applications addressed the change of use; no permit application had been submitted for the air conditioning and mechanical systems.

Ms. Hasan stated a "legal letter" sent to Inspector Oliva disagreed with the City's characterization and took the legal position that this did not require a change of use: this should still be a "business training and skill development" occupancy classification. Ms. Hasan was unsure this was an occupancy classification.

Inspector Abin altered his request to 28 days, not 91.

Motion made by Mr. Booth, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 8/23/16, or a fine of \$100 per day, per violation would begin to accrue and to record the order. In a voice vote, **Motion** passed 5-1 with Mr. Mohnani opposed.

Case: CE16040122

2175 NE 56 ST # 214

YANOFSKY, STUART B

Service was via posting at the property on 7/15/16 and at City Hall on 7/14/16.

Robert Masula, Building Inspector, testified to the following violations:

FBC(2014) 105.1

THIS CONDO UNIT HAS BEEN ALTERED WHICH INCLUDES
BUT IS NOT LIMITED TO:

1. ALTERATIONS OF THE KITCHEN AND BATHROOM MADE
WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2014) 110.6

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL
REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND
PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE
AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY
CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE
IS FULLY COMPLIED AND CLOSED.

FBC(2014) 105.3.1.4.4

THIS CONDO UNIT HAS BEEN ALTERED WHICH INCLUDES
BUT IS NOT LIMITED TO:

1. PLUMBING ALTERATIONS MADE WITHOUT THE REQUIRED
PLUMBING PERMIT AND/OR INSPECTIONS.

Inspector Masula said the case was begun pursuant to a complaint. He presented photos of the property and the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Stuart Yanofsky, owner, said the electrical panel could be accessed through the cabinet. Inspector Masula said the electrical panel must have 15" clearance on each side.

Mr. Yanofsky said he purchased the condo in 2014 and the work had been done by a prior owner. He had located the contractor who had done the work, who had provided him with signed permit applications. Inspector Masula said the wall closing off the bedroom from the main unit was a problem.

Mr. Yanofsky believed the work could not be done within 28 days and requested 60.

Motion made by Mr. Booth, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 9/27/16, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, **Motion** passed 6-0.

Case: CE16070029

101 S FTL BEACH BLVD
LAS OLAS BEACH CLUB CONDO ASSN

Service was via posting at the property on 7/13/16 and at City Hall on 7/14/16.

Jose Abin, Building Inspector, testified to the following violation:
FBC(2014) 105.1

I ISSUED A STOP WORK ORDER THIS AFTERNOON FOR WORK
BEING DONE ON THE 4TH FLOOR OF THE PARKING GARAGE
WITHOUT A PERMIT.

1. DOORS HAVE BEEN REMOVED.
2. OPENINGS BLOCKED IN AND NEW DOORS INSTALLED IN
NEW OPENINGS. THIS WORK INVOLVES THE BLOCK WALL
SEPARATING THE PARKING GARAGE FROM THE RESIDENTIAL
SPACE.

I WAS TOLD THE BOARD VOTED TO DO THIS WORK WITHOUT
THE REQUIRED PERMIT.

Inspector Abin presented photos of the property and the case file into evidence and recommended ordering compliance within 63 days or a fine of \$250 per day.

Darrin Gursky, attorney, explained that an engineer had determined that moving the door would garner one more parking space in the garage. He said the condo Board was under the impression that the contractor had pulled a permit for the work. The unit owner whose parking space would no longer have an additional 15' of space due to the change had made the untrue allegation that the condo board voted to do this work without a permit.

Mr. Gursky informed the Board that the condo had applied for a permit on July 21 and sent Inspector Arrigoni several emails to this effect but he had never replied.

George Oliva, Chief Building Inspector, stated the complaint originated with the Fire Marshal. He said this was a life safety issue. Inspector Oliva pointed out that the emergency exit sign also indicated the old egress door site.

Mr. Gursky stated if the permit was not granted, they would put the door back in its previous location. He provided the permit processing number to the Board and Inspector Abin confirmed it was in the computer system. Mr. Gursky agreed to move the emergency exit sign immediately.

Mr. Jolley said the violation would be complied when the permit was issued.

Motion made by Mr. Madfis, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 8/23/16, or a fine of \$250 per day would begin to accrue and to record the order. In a voice vote, **Motion** passed 5-1 with Mr. Mohnani opposed.

Mr. Mohnani left the meeting at 12:45 and the Board took a break.

Case: CE16032371
2327 SW 17 AVE
JANDEBEUR, PATRICK

Service was via posting at the property on 7/18/16 and at City Hall on 7/14/16.

Jose Abin, Building Inspector, testified to the following violations:
FBC(2014) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND
CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT
OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN
THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. BUILT SCREEN ENCLOSURE STRUCTURE AT BACK
ELEVATION OF BUILDING.
2. CONSTRUCTION OF SCREEN ENCLOSURE STRUCTURE IN
PROGRESS AT RIGHT ELEVATION OF BUILDING.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT
THE PERMITTING PROCESS.

Inspector Abin presented photos of the property and the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Patrick Jandebaur, owner, said the screen structure was original to the building in 1982. He had repaired the screen structure over the last 15 years. Mr. Jandebaur stated the Broward County Property Appraiser's website indicated there was a screen enclosure, including sides and a ceiling and aluminum roofing. He admitted the tenant, who was a

carpenter, might have gone "a little overboard trying to facilitate more repairs to my repairs." Chair McGee pointed out that the supports and roof rafters appeared to be new. Inspector Abin noted that corrugated aluminum was not allowed for roofing. Mr. Jandebeur agreed to go to the City and pull the original plans to see if the porches were approved then.

Mr. Jolly said even if Mr. Jandebeur found the rear screen enclosure was approved with the original plans, the second screen structure would still need to be addressed.

Motion made by Mr. Madfis, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 9/27/16, or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a roll call vote, **Motion** passed 4-1 with Mr. Smith opposed.

Case: CE16040945

738 NW 15 WY

SIP REALTY 1 LLC

Certified mail addressed to the owner was accepted on 7/16/16.

Jose Abin, Building Inspector, testified to the following violations:

FBC(2014) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. COMPLETE INTERIOR REMODEL.
2. RESTORED WALL FRAME AND INSTALLED DRYWALL.
3. CLOSED DOOR OPENINGS WITH WOOD FRAMING AND CMU UNITS.
5. REMODELED KITCHEN AND BATHS.

FBC(2014) 105.3.1.4.11

THE FOLLOWING DESCRIBED WORK REQUIRES A MECHANICAL PERMIT AND INSPECTIONS:

1. ILLEGALLY INSTALLED NEW MECHANICAL CONDENSER UNIT.
2. ILLEGALLY INSTALLED NEW MECHANICAL EVAPORATOR UNIT.
3. ILLEGALLY INSTALLED AIR CONDITIONING DUCT WORK.
4. WILL REQUIRE ALL BATHROOMS TO BE MECHANICALLY VENTED.

FBC(2014) 105.3.1.4.15

THE FOLLOWING DESCRIBED WORK REQUIRES A DOOR AND WINDOW PERMIT AND INSPECTIONS:

1. ILLEGALLY INSTALLED NEW DOORS EXTERIOR AND

INTERIOR.

2. ILLEGALLY INSTALLED NEW WINDOWS.

FBC(2014) 105.3.1.4.4

THE FOLLOWING DESCRIBED WORK REQUIRES A PLUMBING PERMIT AND INSPECTIONS:

1. ILLEGALLY INSTALLED NEW SINKS IN KITCHEN AND BATH.
2. ILLEGALLY INSTALLED NEW FAUCETS IN KITCHEN AND BATHS.
3. ILLEGALLY INSTALLED NEW WATER SPIGOTS.
4. ILLEGALLY INSTALLED NEW WATER LINES.
5. ILLEGALLY INSTALLED NEW WASTE LINES.
6. ILLEGALLY INSTALLED NEW WATER HEATER.

FBC(2014) 105.3.1.4.5

THE FOLLOWING DESCRIBED WORK REQUIRES AN ELECTRICAL PERMIT AND INSPECTIONS:

1. ILLEGALLY INSTALLED NEW LIGHTING FIXTURES.
2. ILLEGALLY INSTALLED NEW SWITCHES AND OUTLETS.
3. ILLEGALLY INSTALLED NEW 220 OUTLETS FOR DRYER AND STOVE.
4. ILLEGALLY INSTALLED NEW ELECTRICAL WIRING FOR MECHANICAL SYSTEM.
5. ILLEGALLY INSTALLED WIRING.
6. ILLEGALLY LOW VOLTAGE WIRING FOR MECHANICAL THERMOSTAT.

FBC(2014) 105.3.1.5

SUBMIT 2 SETS OF "AS BUILT" ARCHITECTURAL DRAWINGS/PLANS FROM A QUALIFIED LICENSED DESIGN PROFESSIONAL ADDRESSING ALL THE SCOPES OF WORK FOR ALL STRUCTURAL MODIFICATIONS AND ALTERATIONS TO THE BUILDING STRUCTURE AND BUILDING SYSTEMS, EXTERIOR AND INTERIOR.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

FBC(2014) 116.2.1.3.1

WORK ILLEGALLY COMMENCED AND/OR ILLEGALLY COMPLETED PRIOR TO OBTAINING THE REQUIRED PERMITS IS DEEMED AS UNSAFE AND SUBJECT TO HAVE THE STRUCTURE BOARDED UP AND/OR DEMOLISHED UNDER THIS SECTION OF THE FLORIDA BUILDING CODE.

Inspector Abin presented photos of the property and the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Joad Almeida, owner, apologized and said they had hired the wrong people to fix the house. He stated they had already hired a new general contractor, who had hired an engineer to create drawings.

Motion made by Mr. Madfis, seconded by Mr. Booth, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 9/27/16, or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, **Motion** passed 5-0.

Case: CE16020021
6303 NW 9 AVE # 9
6303 LLC

Personal Service was made to Sean Matlynsky on 7/14/16. Service was via also posting at City Hall on 7/14/16.

Jose Abin, Building Inspector, testified to the following violations:

FBC(2010) 111.1.1

THE USE AND THE OCCUPANCY OF THIS TENANT SPACE HAS BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION OF WALK-IN FOOD TAKE-OUT TO SIT DOWN RESTAURANT WITHOUT OBTAINING THE REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.

FBC(2014) 105.3.1.4.11

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. COMMERCIAL KITCHEN EXHAUST HOOD WITH FIRE SUPPRESSION SYSTEM.
2. TWO WALK-IN COMMERCIAL COOLERS.

FBC(2014) 105.3.1.4.4

ALTERING, REPAIRING, REMOVAL AND INSTALLATION OF PLUMBING COMPONENTS AND/OR MODIFYING THE PLUMBING SYSTEM AND ITS COMPONENTS WITHOUT OBTAINING THE REQUIRED PERMITS INCLUDING BUT NOT LIMITED TO INSTALLING, REMOVING AND REPLACING PLUMBING COMPONENTS THAT MAY INCLUDE PLUMBING FIXTURES SUCH AS VALVES, TOILETS, SINKS, DIVERTERS, SHOWER

HEADS, WATER SPIGOTS, WATER LINES, WASTE DISPOSAL PIPES, WATER HEATERS, SOLAR PANELS, IRRIGATION SYSTEM, PUMPS AND OTHER PLUMBING COMPONENTS CONNECTED THE PLUMBING SYSTEM.

THE PLUMBING SYSTEM OF THE FACILITY HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. WATER HEATER.
2. DINING ROOM SINK WITH FIXTURES.
3. ONE SMALL STAINLESS STEEL SINK AND ONE DOUBLE STAINLESS STEEL SINK WITH FIXTURES.
4. VANITY SINK WITH TOILET.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

FBC(2014) 105.3.1.5

SUBMIT 2 SETS OF DRAWINGS/PLANS FROM A QUALIFIED LICENSED DESIGN PROFESSIONAL ADDRESSING ALL THE SCOPES OF WORK FOR ALL STRUCTURAL MODIFICATIONS AND ALTERATIONS TO THE BUILDING STRUCTURE AND BUILDING SYSTEMS, EXTERIOR AND INTERIOR.

Inspector Abin presented photos of the property and the case file into evidence and recommended ordering compliance within 63 days or a fine of \$100 per day, per violation.

Rick Ardell, owner, said there had been tables in the restaurant space for 30 years and a prior tenant had vandalized the interior before vacating. Mr. Ardell stated the new tenant had done the repair work. He thought the fire suppression system had been approved. The water heater had just been moved and a proper drain attached. The plumber had indicated that the sink replacement did not require a permit. He said he was working to comply the violations.

Motion made by Mr. Madfis, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 10/25/16, or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, **Motion** passed 5-0.

Case: CE16051659

1030 NE 9 AVE

PALENCAR, JAMES M

Service was via posting at the property on 7/22/16 and at City Hall on 7/14/16.

Robert Masula, Building Inspector, testified to the following violations:

FBC(2014) 105.1

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. ALTERATIONS MADE SUCH AS FRAMING, DRYWALL. A SINGLE FAMILY HOUSE HAS BEEN ALTERED TO CREATE SEPARATE STUDIO APARTMENTS WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.4

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. PLUMBING ALTERATION MADE WITHOUT THE REQUIRED PLUMBING PERMIT AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.5

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. ELECTRICAL ALTERATIONS MADE WITHOUT THE REQUIRED ELECTRICAL PERMIT AND/OR INSPECTIONS.

FBC(2014) 107.1.1

BECAUSE OF THE COMPLEXITY OF THE UNPERMITTED WORK BEING DONE, SEVERITY, LIFE SAFETY ISSUES AND POTENTIAL LIABILITY TO THE SURROUNDING PROPERTIES AND COMMUNITY PROFESSIONAL DRAWINGS PREPARED BY AN ARCHITECT OR ENGINEER WILL BE REQUIRED TO ADDRESS EACH VIOLATION AND THE PROPER METHOD TO WHICH THE VIOLATIONS ARE TO BE CORRECTED.

FBC(2014) 110.6

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

Inspector Masula presented photos of the property and the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

James Palencar, owner, said this was still a single-family home; he had just covered a door to take in a roommate. The kitchen was there when he purchased the home and the carport work had been done prior to his ownership.

Inspector Masula said the carport must be restored to comply.

Motion made by Mr. Booth, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 8/23/16, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, **Motion** passed 5-0.

Case: CE16030350

1535 NW 10 AV
WASHINGTON, JEANETTE

Service was via posting at the property on 7/18/16 and at City Hall on 7/14/16.

Jose Abin, Building Inspector, testified to the following violations:

FBC(2014) 105.3.1.4.18

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. MODIFIED EXISTING FENCE FROM ORIGINAL APPROVED CONFIGURATION.

FBC(2014) 105.3.1.4.4

THE PLUMBING SYSTEM OF THE FACILITY HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. INSTALLED NEW PLUMBING AT BACK OF PROPERTY.

FBC(2014) 105.3.1.4.5

THE ELECTRICAL SYSTEM OF THE FACILITY HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. NEW ELECTRICAL 220V OUTLET.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

Inspector Abin presented photos of the property and the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Jeanette Washington, owner, said the fence was not permanent in its current location. She agreed to remove the fence until it was permitted. She asked if she could remove the plumbing work and have it re-done. Chair McGee advised Ms. Washington to seek advice from Inspector Abin about how to make progress with all of the violations.

Motion made by Mr. Booth, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 9/27/16, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, **Motion** passed 5-0.

Case: CE16021479

527 N BIRCH RD
BEACH HOUSE VILLAS LLC

Certified mail addressed to the owner was accepted on 7/16/16.

Jose Abin, Building Inspector, testified to the following violations:
47-20.20.I.

1. SEAL COATING AND RESTRIPIING PARKING AREA.

FBC(2014) 105.1

THIS BUILDING/FACILITY HAS BEEN ALTERED AND
CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE
REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING
MANNER, BUT NOT LIMITED TO:

1. SEAL COATING AND RESTRIPIING PARKING AREA.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT
THE PERMITTING PROCESS.

Inspector Abin presented photos of the property and the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Motion made by Mr. Madfis, seconded by Mr. Booth, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 9/27/16, or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, **Motion** passed 5-0.

Case: CE16040470

605 SW 17 ST
C4NAVIGATOR LLC

Service was via posting at the property on 7/18/16 and at City Hall on 7/14/16.

Jose Abin, Building Inspector, testified to the following violations:
FBC(2010) 111.1.1

THE USE AND THE OCCUPANCY OF THIS DWELLING HAS BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION OF 2 FAMILY DUPLEX TO 3 FAMILY TRI-PLEX WITHOUT OBTAINING THE REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

FBC(2014) 105.3.1.4.15

THE FOLLOWING DESCRIBED WORK REQUIRES A DOOR AND WINDOW PERMIT AND INSPECTIONS:

1. IMPACT WINDOWS AND DOORS HAVE BEEN INSTALLED.

Inspector Abin presented photos of the property and the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Motion made by Mr. Booth, seconded by Mr. Madfis, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 9/27/16, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, **Motion** passed 5-0.

Case: CE14070534

200 S BIRCH RD # 814
SCHILLIZZI, LANCE

This case was first heard on 10/27/15 to comply by 2/23/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master and sub-permits were active and recommended a 182-day extension.

Motion made by Mr. Booth, seconded by Ms. Hinton, to grant a 182-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, **Motion** passed 5-0.

Case: CE14110327

433 NE 14 AVE
BROOKS, SCOTT
NEW OWNER: ALEXANDRA SANTIBANEZ IRREV TR
SANTIBANEZ, ONEY TRUSTEE

This case was first heard on 7/28/15 to comply by 10/27/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the owner was suffering health and financial issues and recommended a 91-day extension.

Motion made by Ms. Hinton, seconded by Mr. Madfis, to grant a 91-day extension to 10/25/16, during which time no fines would accrue. In a voice vote, **Motion** passed 5-0.

Case: CE14111609

545 S FTL BEACH BLVD 1101
BRENNAN, MICHAEL

This case was first heard on 3/24/15 to comply by 4/28/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the permit applications were pending corrections and recommended a 91-day extension.

Motion made by Mr. Madfis, seconded by Ms. Hinton, to grant a 91-day extension to 10/25/16, during which time no fines would accrue. In a voice vote, **Motion** passed 5-0.

Case: CE15011944

609 NE 8 AV
ELITE HOME PARTNERS LLC

This case was first heard on 6/23/15 to comply by 7/28/15. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$6,800.

Robert Masula, Building Inspector, reported the master and plumbing sub-permits had been issued; the roof and fence permits were pending corrections. He recommended a 63-day extension.

Motion made by Ms. Hinton, seconded by Mr. Madfis, to grant a 63-day extension to 9/27/16, during which time no fines would accrue. In a voice vote, **Motion** passed 5-0.

Case: CE15091227

2691 E OAKLAND PARK BLVD
GH-TWO LLC

This case was first heard on 5/26/16 to comply by 7/26/16. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the electrical permit had been issued and recommended a 182-day extension.

Motion made by Mr. Madfis, seconded by Ms. Hinton, to grant a 182-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, **Motion** passed 5-0.

Case: CE15092005

1800 N ANDREWS AVE # 05K
LUTHY, HEDY
A & H LUTHY REV LIV TR ET AL.

This case was first heard on 10/27/15 to comply by 11/24/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master and sub-permits had been issued and recommended a 182-day extension.

Motion made by Ms. Hinton, seconded by Mr. Madfis to grant a 182-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, **Motion** passed 5-0.

Case: CE15100439

2000 NE 17 WY
SCHRONEN, GARY & PEGGY H/E
HOWELL, J & C

This case was first heard on 1/26/16 to comply by 5/24/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the permit application had been submitted the previous day and recommended a 63-day extension.

Motion made by Mr. Smith, seconded by Mr. Booth, to grant a 63-day extension to 9/27/16, during which time no fines would accrue. In a voice vote, **Motion** passed 5-0.

Case: CE15120949

1122 NE 1 AV
H.O.M.E.S. INC.

This case was first heard on 3/22/16 to comply by 5/24/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit and sub-permits had been issued and recommended a 182-day extension.

Motion made by Ms. Hinton, seconded by Mr. Madfis, to grant a 182-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, **Motion** passed 5-0.

Case: CE16010199

2811 NE 56 CT
LACHO & FRANZ LLC

This case was first heard on 2/23/16 to comply by 3/22/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit and electrical sub-permit had been issued and the plumbing permit was to be determined. He recommended a 91-day extension.

Motion made by Ms. Hinton, seconded by Mr. Madfis, to grant a 91-day extension to 10/25/16, during which time no fines would accrue. In a voice vote, **Motion** passed 5-0.

Case: CE16011103

2624 NE 30 PL # 103B
WILLIAMS, ASHLEY DAWN

This case was first heard on 3/22/16 to comply by 5/24/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit and sup-permits had been picked up for corrections.

Motion made by Ms. Hinton, seconded by Mr. Booth, to grant a 63-day extension to 9/27/16, during which time no fines would accrue. In a voice vote, **Motion** passed 5-0.

Case: CE16011467

2040 NE 62 ST
DAREJOR 2410 LLC

This case was first heard on 5/26/16 to comply by 7/26/16. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit had been issued and the MEP sub-permits had passed plan review. He recommended a 63-day extension.

Motion made by Ms. Hinton, seconded by Mr. Booth, to grant a 63-day extension to 9/27/16, during which time no fines would accrue. In a voice vote, **Motion** passed 5-0.

Case: CE16021361

5321 NE 24 TER # 107A

NICOLAZZO, ELIZABETH & DOMINGO

This case was first heard on 3/22/16 to comply by 5/24/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit and sub-permit applications were out for corrections. He recommended a 28-day extension.

Motion made by Ms. Hinton, seconded by Mr. Booth, to grant a 28-day extension to 8/23/16, during which time no fines would accrue. In a voice vote, **Motion** passed 5-0.

Case: CE16030328

625 NE 14 AVE

MULTICREDITO INTERNATIONAL LLC

This case was first heard on 4/26/16 to comply by 7/26/16. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the owner was working toward compliance and recommended a 28-day extension.

Motion made by Ms. Hinton, seconded by Mr. Booth, to grant a 28-day extension to 8/23/16, during which time no fines would accrue. In a voice vote, **Motion** passed 5-0.

Case: CE16030745

2200 NE 52 CT

JAOUADI, OUALID

This case was first heard on 5/26/16 to comply by 7/26/16. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit and MEP applications had been resubmitted with corrections. He recommended a 63-day extension.

Motion made by Mr. Booth, seconded by Mr. Madfis, to grant a 63-day extension to 9/27/16, during which time no fines would accrue. In a voice vote, **Motion** passed 5-0.

Case: CE16040813

5475 NE 22 AV

MOTTA, ROBERT C & SHEREE D

This case was first heard on 5/26/16 to comply by 7/26/16. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit and sub-permits had been issued and recommended a 182-day extension.

Motion made by Mr. Booth, seconded by Ms. Hinton, to grant a 182-day extension to 1/24/17, during which time no fines would accrue. In a voice vote, **Motion** passed 5-0.

Case: CE16011959

2941 E LAS OLAS BLVD
ILENE RICHMOND LIV TR
LORRAINE VREELAND REV LIV TR ET AL.

This case was first heard on 3/22/16 to comply by 5/24/16. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit and sub-permits were out for corrections. He recommended a 28-day extension.

Motion made by Mr. Booth, seconded by Mr. Madfis, to grant a 28-day extension to 8/23/16, during which time no fines would accrue. In a voice vote, **Motion** passed 5-0.

Case: CE16020922

2181 NE 67 ST # 611
RABAH, INNA BILOUS
RABAH, MAHIR

This case was first heard on 3/22/16 to comply by 5/24/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the permits were pending and recommended a 28-day extension.

Motion made by Mr. Booth, seconded by Ms. Hinton, to grant a 28-day extension to 8/23/16, during which time no fines would accrue. In a voice vote, **Motion** passed 5-0.

Case: CE15101589

3200 NE 36 ST # 411
BAUCO, DOMENICO
BAUCO, MARISA

This case was first heard on 2/23/16 to comply by 3/22/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit and sub-permits had been ready for pickup for corrections since June 28.

Motion made by Mr. Booth, seconded by Ms. Hinton, to grant a 28-day extension to 8/23/16, during which time no fines would accrue. In a voice vote, **Motion** passed 5-0.

Case: CE15011493
401 SW 4 AVE # 605
TOTH, ILDIKO

This case was first heard on 3/24/15 to comply by 5/26/15. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin on 7/27/16 and would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported the permits had been issued and the owner had been in a motorcycle accident. The owner had requested a 63-day extension.

Motion made by Mr. Booth, seconded by Ms. Hinton, to grant a 63-day extension to 9/27/16, during which time no fines would accrue. In a voice vote, **Motion** passed 5-0.

Case: CE15080187
2933 POINSETTIA ST
CORTEZ PROPERTY DEV LLC

This case was first heard on 9/22/15 to comply by 10/27/15. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin on 7/27/16 and would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported a City demolition permit had been issued and the building should be torn down within 30 days. He recommended a 91-day extension.

Motion made by Ms. Hinton, seconded by Mr. Booth, to grant a 91-day extension to 10/25/16, during which time no fines would accrue. In a voice vote, **Motion** passed 5-0.

Case: CE16030002
2933 POINSETTIA ST
CORTEZ PROPERTY DEV LLC

This case was first heard on 3/22/16 to comply by 4/26/16. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City

was requesting imposition of the fine, which would begin on 7/27/16 and would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported a City demolition permit had been issued and the building should be torn down within 30 days. He recommended a 91-day extension.

Motion made by Mr. Booth, seconded by Ms. Hinton, to grant a 91-day extension to 10/25/16, during which time no fines would accrue. In a voice vote, **Motion** passed 5-0.

Case: CE16062313

369 SUNSET DR
QUINTERO FAMILY PARTNERSHIP LTD

Service was via posting at the property on 7/15/16 and at City Hall on 7/14/16.

Robert Masula, Building Inspector, testified to the following violations:
FBC(2014) 105.1

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO ALTERATIONS MADE TO THE PARKING LOT WHICH WAS RE-PAVED WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2014) 109.3.3

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES WILL MAY APPLY.

FBC(2014) 110.6

SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

Inspector Masula said the case was begun pursuant to a complaint. He presented photos of the property and the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Motion made by Mr. Booth, seconded by Mr. Madfis, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 8/23/16, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, **Motion** passed 5-0.

Case: CE15120488

5501 NE 25 AVE
ATLANTIC LOFT LLC

Service was via posting at the property on 7/15/16 and at City Hall on 7/14/16.

Robert Masula, Building Inspector, testified to the following violations:

FBC(2014) 105.1

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. ALTERATIONS OF THE POOL DECK AREA WHERE A WALL AND WOOD FENCE WERE REMOVED AND AN ALUMINUM FENCE WAS INSTALLED WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2014) 109.3.3

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY.

FBC(2014) 105.3.1.4.5

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. AN ALUMINUM FENCE INSTALLED WITHIN FIVE FEET OF THE POOLS WATER EDGE WHICH REQUIRES AN ELECTRICAL BONDING AND THE REQUIRED ELECTRICAL PERMIT AND/OR INSPECTIONS.

FBC(2014) 110.6

SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

Inspector Masula said the case was begun pursuant to a complaint. He presented photos of the property and the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Motion made by Mr. Booth, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 8/23/16, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, **Motion** passed 5-0.

Case: CE14051440

1663 NW 15 TER
ALLADIN, VANEL

This case was first heard on 9/23/14 to comply by 1/27/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported the permit had failed final inspection and recommended 63-day extension.

Motion made by Ms. Hinton, seconded by Mr. Booth, to grant a 63-day extension to 9/27/16, during which time no fines would accrue. In a voice vote, **Motion** passed 5-0.

Case: CE15050755
1200 NW 9 ST
ASSIS HOMES LLC

This case was first heard on 4/26/16 to comply by 7/26/16. Violations were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported the permit had been picked up for corrections and recommended a 63-day extension.

Motion made by Ms. Hinton seconded by Mr. Booth, to grant a 63-day extension to 9/27/16, during which time no fines would accrue. In a voice vote, **Motion** passed 5-0.

Case: CE15080754
1706 NW 14 CT
TUCHOW, TYLER

This case was first heard on 1/26/16 to comply by 3/22/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported corrections had been submitted and recommended a 63-day extension.

Motion made by Mr. Booth, seconded by Ms. Hinton, to grant a 63-day extension to 9/27/16, during which time no fines would accrue. In a voice vote, **Motion** passed 5-0.

Case: CE15092395
1213 NW 19 CT
GAINES, JOHNNIE EST
% KAREN JONES-COPPIN

This case was first heard on 3/22/16 to comply by 5/24/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported the permit application had been submitted and recommended a 63-day extension.

Motion made by Ms. Hinton, seconded by Mr. Smith, to grant a 63-day extension to 9/27/16, during which time no fines would accrue. In a voice vote, **Motion** passed 5-0.

Case: CE15121013

1633 SW 9 AV
BERRY, TIMOTHY
FOSTER, ANDREW L

This case was first heard on 5/26/16 to comply by 7/26/16. Violations were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported there had been no progress and recommended a 28-day extension.

Motion made by Ms. Hinton, seconded by Mr. Smith, to grant a 28-day extension to 8/23/16, during which time no fines would accrue. In a voice vote, **Motion** passed 5-0.

Case: CE16010716

1934 E SUNRISE BLVD
1930 SUNRISE INTEREST INC.

This case was first heard on 5/26/16 to comply by 7/26/16. Violations were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported there had been no progress and recommended a 28-day extension.

Motion made by Ms. Hinton, seconded by Mr. Smith, to grant a 28-day extension to 8/23/16, during which time no fines would accrue. In a voice vote, **Motion** passed 5-0.

Case: CE14120486

1633 SW 9 AV
BERRY, TIMOTHY
FOSTER, ANDREW L

This case was first heard on 4/26/16 to comply by 6/28/16. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$1,350 fine, which would continue to accrue until the property was in compliance.

Alejandro DelRio, Building Inspector, reported there had been no progress; the permit application had been abandoned. He recommended imposition of the fine.

Motion made by Mr. Booth, seconded by Ms. Hinton, to find that the violations were not complied by the ordered date, and to impose the \$1,350 fine, which would continue to accrue until the violations were corrected. In a voice vote, **Motion** passed 5-0.

Case: CE15061766

1004 SW 7 ST
SCHATZ, DAVID W

This case was first heard on 2/23/16 to comply by 4/26/16. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin on 7/27/16 and would continue to accrue until the property was in compliance.

Alejandro DelRio, Building Inspector, reported the permit application had been submitted and recommended a 63-day extension.

Motion made by Ms. Hinton, seconded by Mr. Smith, to grant a 63-day extension to 9/27/16, during which time no fines would accrue. In a voice vote, **Motion** passed 5-0.

Case: CE15041350

1162 NW 9 TER
MERSAN HOLDINGS LLC

This case was first heard on 11/24/15 to comply by 2/23/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Chief Building Inspector, reported the permits had been issued and recommended a 119-day extension to pass final inspection.

Motion made by Mr. Booth. McGee, seconded by Ms. Hinton, to grant a 119-day extension to 11/22/16, during which time no fines would accrue. In a voice vote, **Motion** passed 5-0.

Case: CE14090738

1001 NW 14 CT
2271 LLC

This case was first heard on 5/26/16 to comply by 7/26/16. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, recommended a 63-day extension.

Motion made by Mr. Booth, seconded by Ms. Hinton, to grant a 63-day extension to 9/27/16, during which time no fines would accrue. In a voice vote, **Motion** passed 5-0.

Case: CE14111588

814 SW 26 CT
RANDOLPH, DONNA LE
BURNS IRREVOCABLE FAM TR

This case was first heard on 5/26/15 to comply by 6/23/15, amended to 7/28/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the permits were active and recommended a 91-day extension.

Motion made by Ms. Hinton, seconded by Mr. Madfis, to grant a 91-day extension to 10/25/16, during which time no fines would accrue. In a voice vote, **Motion** passed 5-0.

Case: CE14121561

3801 SW 12 PL
FRANCOIS, RONALD

This case was first heard on 3/22/16 to comply by 5/24/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported permits had been issued and recommended a 119-day extension.

Motion made by Mr. Booth, seconded by Mr. Smith, to grant a 119-day extension to 11/22/16, during which time no fines would accrue. In a voice vote, **Motion** passed 5-0.

Case: CE15010368

3811 SW 12 PL
DAGUINDEAU, LOUIS

This case was first heard on 3/22/16 to comply by 5/24/16. Violations and extensions were as noted in the agenda.

Jose Abin, Building Inspector, recommended 91-day extension.

Motion made by Mr. Booth, seconded by Ms. Hinton, to grant a 91-day extension to 10/25/16, during which time no fines would accrue. In a voice vote, **Motion** passed 5-0.

Case: CE15070101

1649 NW 13 ST
NOW HOME BUYERS LLC

This case was first heard on 10/27/15 to comply by 11/24/15. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$12,400.

Jose Abin, Building Inspector, stated he did not support any extension.

The Board took no action.

Case: CE15070738

1301 NE 2 AV
SETTON, JOHN

This case was first heard on 10/27/15 to comply by 1/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, did not support another extension.

The Board took no action.

Case: CE15070786

1437 NE 56 ST
BRODETZKI, YUVAL

This case was first heard on 11/24/15 to comply by 1/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$27,200.

Jose Abin, Building Inspector, recommended a 63-day extension.

Motion made by Ms. Hinton, seconded by Mr. Booth, to grant a 63-day extension to 9/27/16, during which time no fines would accrue. In a voice vote, **Motion** passed 5-0.

Case: CE15081207

509 SW 6 ST
JULIANNA & JOHN DOHERTY IRREV TR
DOHERTY, JULIANNA & JOHN TRUSTEES

This case was first heard on 5/26/16 to comply by 7/26/16. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, recommended a 63-day extension.

Motion made by Ms. Hinton, seconded by Mr. Booth, to grant a 63-day extension to 9/27/16, during which time no fines would accrue. In a voice vote, **Motion** passed 5-0.

Motion made by Mr. Booth, seconded by Ms. Hinton, to find that the violations were not in compliance by the ordered date, and therefore the fines as stated in the Order would begin on 7/27/16 and would continue to accrue until the violations were corrected. In a voice vote, **Motion** passed 5-0.

Case: CE15070731
1119 NW 10 PL
ADAMS MEM LLC

This case was first heard on 11/24/15 to comply by 2/23/16. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$3,375 fine, which would continue to accrue until the property was in compliance.

Jose Abin, Building Inspector, recommended imposition of the fines.

Motion made by Mr. McGee, seconded by Ms. Hinton, to find that the violations were not complied by the ordered date, and to impose the \$3,375 fine, which would continue to accrue until the violations were corrected. In a voice vote, **Motion** passed 5-0.

Case: CE15070923
216 ROSE DR
CECERE, LEONARD & MARY M

This case was first heard on 10/27/15 to comply by 1/26/16. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin on 7/27/16 and would continue to accrue until the property was in compliance.

Jose Abin, Building Inspector, recommended a 28-day extension, bringing the case back for a hearing to impose fines on 8/23/16.

Motion made by Mr. Booth, seconded by Ms. Hinton, to grant a 28-day extension to 8/23/16, during which time no fines would accrue. In a voice vote, **Motion** passed 5-0.

Case: CE15081360
621 SE 5 CT
BLUEWATER INC.

This case was first heard on 2/23/16 to comply by 4/26/16. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$2,025 fine, which would continue to accrue until the property was in compliance.

Jose Abin, Building Inspector, recommended imposition of the fines.

Motion made by Mr. Booth, seconded by Mr. Madfis, to find that the violations were not complied by the ordered date, and to impose the \$2,025 fine, which would continue to accrue until the violations were corrected. In a voice vote, **Motion** passed 5-0.

Approval of Minutes

None.

Cases Complied

The below listed cases were complied. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

CE14011724	CE14032107	CE15122129	CE15121537
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Cases Withdrawn

The below listed cases were withdrawn. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

CE16041244	CE15120894	CE16021602	CE16050601
CE16050687	CE16050830	CE16030557	CE16040790

Board Discussion

None.

Communication to the City Commission

None.

There being no further business to come before the Board, the meeting adjourned at 2:54 p.m.



Chair, Code Enforcement Board

ATTEST.



Clerk, Code Enforcement Board

NOTE: The agenda associated with this meeting is incorporated into this record by reference.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

Minutes prepared by: Jamie Opperee, ProtoType Inc.